

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

Helping build great communities

PLANNING COMMISSION

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
October 29, 2015	Kerry Brown	County of San Luis	LRP2014-00021
	(805) 781-5713	Obispo	
	kbrown@co.slo.ca.us		
SUBJECT			
Hearing to consider a request by the County of San Luis Obispo to amend the County's Official Maps –			
Part III of the Land Use Element /Local Coastal Plan (Estero Area Plan) by adjusting the Urban Services			
Line to include the neighborhood of Monarch Grove. This amendment would allow the Monarch Grove			
neighborhood to be served by the Los Osos Wastewater Project. The area is located west of Pecho			
Valley Road and south of Monarch Lane in the neighborhood of Monarch Grove, in the community of Los			
Osos (Estero Area Plan).			
RECOMMENDED ACTION			
Recommend to the Board of Supervisors: Approval of this Land Use Element / Local Coastal Plan			
Amendment LRP2014-00021 as shown in Exhibit LRP2014-00021:B and based on the recommended			
findings listed in this report.			
ENVIRONMENTAL DETERMINATION			
A Class 1 Categorical Exemption was issued on October 2, 2015.			
LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL	SUPERVISOR DISTRICT(S) 2
Residential Single	Local Coastal Plan	NUMBERS	
Family and		074-028-001 thru 035;	
Residential		074-027-001 thru 039;	
Suburban		and 074-029-001 thru	
		015	
PLANNING AREA STANDARDS:			
None applicable			
LAND USE ORDINANCE STANDARDS:			
None applicable			
EXISTING USES:			
Residential neighborhood			
SURROUNDING LAND USE CATEGORIES AND USES:			
North: Residential Single Family residences			
South: Residential Suburban / residences			
East: Residential Single Family / residences			
West: Residential Single Family and Recreation / Monarch Grove Natural Area and Montana de Oro			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:			
The project was referred to: Public Works, Environmental Health, the Local Agency Formation			
Commission, Los Osos Community Advisory Council, Native American Heritage Commission, and the			
California Coastal Commission			
TOPOGRAPHY: VEGETATION:			
Gently to moderately sloping Ornamental landscaping			

PROPOSED SERVICES:

Water supply: Golden State Water

Company

Sewage Disposal: Package treatment plant

Fire Protection: Cal Fire

ACCEPTANCE DATE:
Not applicable

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:

COUNTY GOVERNMENT CENTER ★ SAN LUIS OBISPO ★ CALIFORNIA 93408 ★ (805) 781-5600 ★ FAX: (805) 781-1242

DISCUSSION

SUMMARY OF REQUEST

The County Department of Planning and Building is requesting a Gen eral Plan amendment to amend the Official Maps/Local Coastal Plan to adjust the Urban Servic es Line of the Los Oso s Urban Area (Estero Area Plan) to include the neighborhood of Monarch Grove. The purpose of this amendment is to allow the Monarch Gro ve neighborhood to be served by the Los Osos Wastewater Project (L OWWP). LOWWP is sized to accommodate the Monarch Grove neighborhood and it was anticipated that this area would be served by the LOWWP in the future. Only areas within the Urban Services Line can be served by the LOWWP, per condition of approval number 4 of the Coastal Developm ent Permit for the L OWWP, which reads a s follows:

4. The approved service area for the wastewater treatment facilities corresponds to the area shown on the Service Area Map attached. Future additions to the wastewater treatment service area shall require a separate coastal development permit, and must be preceded or submitted concurrently with a Local Coastal Plan (LCP) amendment that incorporates the proposed service area expansion within the Urban Service Line designated by the LCP.

The Monarch Grove ne ighborhood is currently served by a package treatment sewer plant operated by the Monarch Grove Homeowners Association (MGHOA). The treatment plant has been the subject of many discharge and reporting violations with the Regional Water Quality Control Board (70 violations within the last 5 years). Allowing the neighborhood to connect to the County's LOWWP will be bene ficial overall because the wastewater from the neighborhood will be treat ed at the community plant, which will have a higher level of treatment and include more efficient reuse of the wastewater.

This Urban Services Line adjustment is included as part of the Public Review Draft of the Los Osos Community Plan. However, the Los Osos Community Plan process is anticipated to take another ye ar to comp lete and then will be considered by the Coastal Commi ssion. The

community plan may n ot be adopted and in effect by the t ime the LOWWP is completed and available for connection. Therefore, the Department has determined that processing the Urban Services Line amendment should be separated from the County's effor ts to amend the Estero Area Plan, the Los Osos Urban Area (the Los Osos Communit y Plan). This will allow the MGHOA to close the ir small treatment plant and connect to the County's LOWWP once available.

PROJECT HISTORY

On June 2, 2015, the Board of Supervisors authorized processing of an amen dment to the Official Maps/Local Coastal Plan to adjust the Urban Services Line of the Los Osos Urban Area (Estero Area Plan) to include the neighborhood of Monarch Grove.

AUTHORITY

The Coastal Zone Framework for Planning – Part I of t he Land Use Element (LUE) of the General Plan, provides guidelines for processing General Plan amendment requests. The following factors should be considered by the Commission and the Board in making their decision, pursuant to the Land Use Element:

- Necessity Are there policies in the LUE/LCP that make the proposal unnecessary or inappropriate?
- Timing Is proposed amendment premature in relation to the inventory of similarly designated land and the timing of projected growth?
- Vicinity Should the area of the proposed amendment be expanded or reduced based on the site's relationship with surrounding area and surrounding condition?

Staff Response

The neighborhood of Monarch Grove is a fully developed subdivision of 83 lots (approved in 1994). The neighborhood is served by community water (Golden State Water Company) and a package treatment sewer plant (operated by the Homeowner's Association). Since Monarch Grove is a fully developed subdivision amending the Urban Services Line does not raise significant issues. The Urban Services Line generally reflects available public services and utilities for urban development. Including this fully developed neighborhood within the Urban Services Line is appropriate and will allow the neighborhood to connect to the LOWWP.

Necessity: In terms of necessity, there is nothing in the proposal that conflicts with General Plan policies to declare the proposal to be unnecessary or inappropriate at this time. In order for this neighborhood to connect to the LOWWP, a Land Use Element / Local Coastal Plan amendment is necessary.

Timing: Considering the fact that the Monarch Grove neighborhood is fully developed (all lots are developed with residences), the proposed amendment is not unnecessary or premature in relation to similarity designated land and the timing of growth. Adjusting the Urban Services Line now is better than waiting until the Los Osos Community Plan is approved and adopted. The amendment is a map correction.

Vicinity: This proposal does not include changes to the Urban Reserve Line or changes to the land use intensity adjacent to surrounding areas that may warrant changing the scope of the proposal. The Urban Services Line amendment reflects the fact that the Monarch Grove neighborhood is developed with urban services and there is no need to further expand the USL to include other properties.

OTHER FACTORS TO CONSIDER

The Coastal Zone Framework for Planning – Part I of t he Land Use Element (LUE) of the General Plan, provides guidelines for processing expansions of Urban Services Lines. Factors that should be met before approving an expanded Urban Services Line include the following:

- 1. The proposed area is appropriate for urban or village services within the applicable reserve line.
- 2. Services are programmed and funded to provide the capacities necessary to serve the designated land uses, and resources are available within their sustainable capacities.
- 3. The proposed urban service area is consistent with and will implement the Goals and Objectives in Chapter 1.
- The location of the proposed area will accommodate an efficient extension of infrastructure and transportation modes, and it will maximize the use of existing infrastructure.
- 5. The proposal is consistent with the Coastal Act and the Local Coastal Program.

Staff Response:

The proposed area is appropriate for urban or village services within the applicable reserve line, because the area is developed with residential d evelopment served by community water and a package sewer treatment plant.

Services are programmed and f unded to p rovide the capacities necessary to serve the designated land uses, and resources are available within their sustainable capacities. This area is already developed a nd will not need additional services. Including the area in the Urban Services Line will allow the neighborhood to connect to the Los Osos Waste water Project (LOWWP) which will have a higher level of treatment and include more efficient reuse of the wastewater.

The proposed area to be included in the Urban Services Line is consistent with the Goals and Objectives in Chapter 1 of the Fra mework for Planning. Since the area is alread y developed including this area in the Urban Services Line will imple ment the Goals and Objectives in Chapter 1 of the Fra mework for Planning. Specifically Goal 2: Strengthen and direct development toward existing and strategically planned communities; and objective 2:

Goal 2: Strengthen and direct development toward existing and strategically planned communities

Objective 2: Location and Timing of Urban Development:

Plan for a land use pattern and population distribution that is consistent with the capabilities of existing public services and facilities by:

- a. Phasing urban development in a compact manner, first using vacant or under-utilized "infill" parcels, and second, lands adjacent to or near these areas.
- b. Encouraging the voluntary transfer of potential development from antiquated subdivisions, agricultural lands, environmentally sensitive areas, and hazard lands into communities, using the latest ordinances, positive incentives, settlement strategies, and transfer of development credits programs, where feasible.
- c. Considering urban expansion Land Use Element amendments only when the available inventory of suitable internal or "infill" land is largely developed and only when resources, services and facilities to adequately accommodate the associated growth can be assured.
- d. Giving high priority to funding needed infrastructure improvements in a timely manner within existing and strategically planned urban and village areas.

This proposal impleme nts Objective 2, as this is an expansion of the Urban Services Line, however the services already exist.

The location of the proposed area will accommodate an efficient extension of infrastructure and transportation modes, and it will maximize the use of existing infrast ructure. Although the neighborhood is currently served by a package treatment plan for sewage disposal, the treatment plant has been the subject of man y discharge and reporting violations with the Regional W ater Quality Control Board (70 violations within the last 5 years). Allowing the neighborhood to connect to the County's LOWWP will be beneficial overall because the wastewater from the neighborhood will be treat ed at the community plant, which will have a higher level of treatment and include more efficient reuse of the wastewater. LOWWP is sized to accommodate this neighborhood, thus utilizing existing (or soon to be existing) infrastructure.

The proposal is consist ent with the Coastal Act and the Local Coasta I Program. This map change will more accurately reflect reality, in that this i s a fully developed neighb orhood with urban services, and as such should be included in the Urban Services Line.

COMMUNITY ADVISORY GROUP COMMENTS

The proposed project was referred to the Los Osos Community Advisory Council. On March 26, 2015, the Council voted to support the proposed amendment to the Official Maps/Local Coastal Plan to adjust the Urban Services Line of the Los Osos Urban Area (Estero Area Plan) to include the neighborhood of Monarch Grove.

OTHER AGENCY INVOLVEMENT

The project was referred to the following agencies; all comments received are included in exhibit D:

Public Works
Environmental Health
Local Agency Formation Committee

The County complied with the re quirement with SB18 Native Ame rican Tribal Consultation process. No requests for consultation were received.

ATTACHMENTS

- 1. Exhibit A Findings
- 2. Exhibit B LRP2014-00021 Proposed Urban Services Line adjustment
- 3. Exhibit C Graphics
- 4. Exhibit D Referral responses

Staff report prepared by Kerry Brown and reviewed by Rob Fitzroy.

EXHIBIT A

FINDINGS FOR COUNTY OF SAN LUIS OBISPO GENERAL PLAN AMENDMENT LRP2014-00021

CEQA Exemption

A. The project qualifies for a Categorical Exemption (Class 1) pursuant to CEQA Guidelines Section 15301 because the Urban Services Line adjustment will not involve expansion of the existing neighborhood, and reflects that this neighborhood is developed with urban services.

Land Use Element / Local Coastal Plan Amendment

- B. The proposed amendment is consistent with the Land Use Element/Local Coastal Plan and other adopted elements of the general plan because the adjustment to the Urban Services Line is consistent with the Framework for Planning specific factors for expanding the Urban Services Line.
- C. The proposed amendment will protect the public health, safety and welfare of the area residents by allowing for the Monarch Grove neighborhood to be included in the Urban Services Line consistent with the type of development (with urban services) allowed within the Urban Services Line in the County's General Plan and Local Coastal Plan.

EXHIBIT B

PROPOSED URBAN SERVICES LINE MAP CHANGE LRP2014-00021

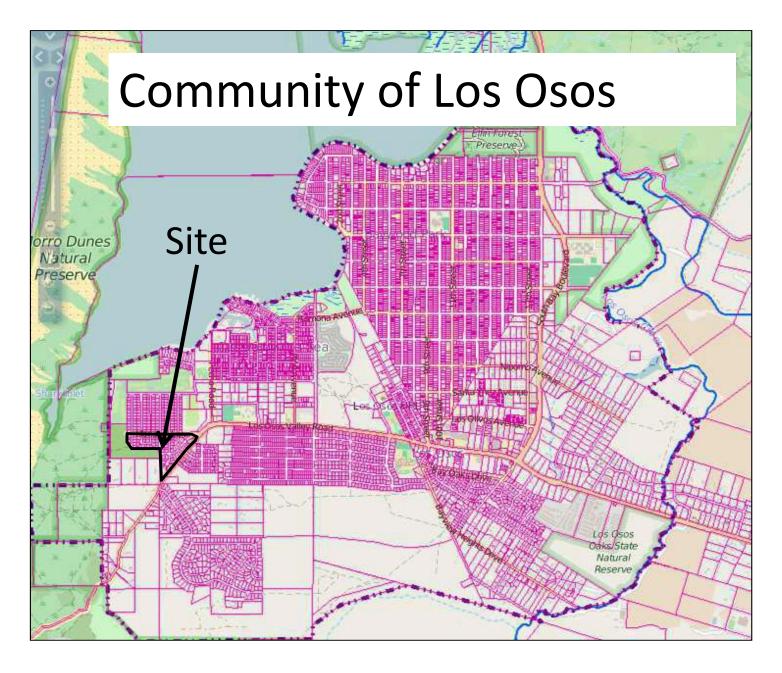


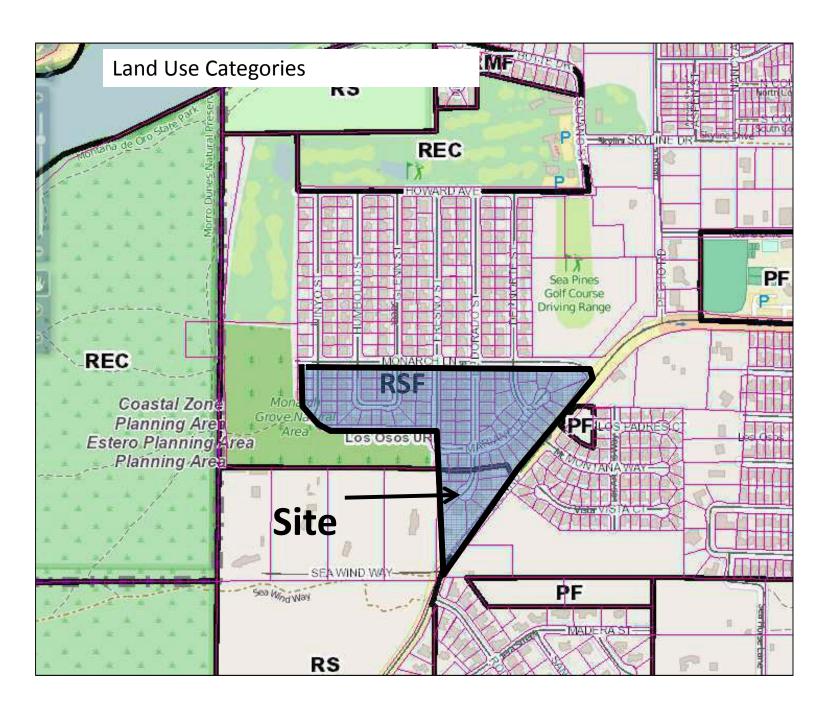
EXHIBIT: LRP2014-00021
INITIATING AN OFFICIAL MAP
AMENDMENT AS SHOWN ON
OFFICIAL MAP ON FILE IN THE
DEPT. OF PLANNING AND
BUILDING

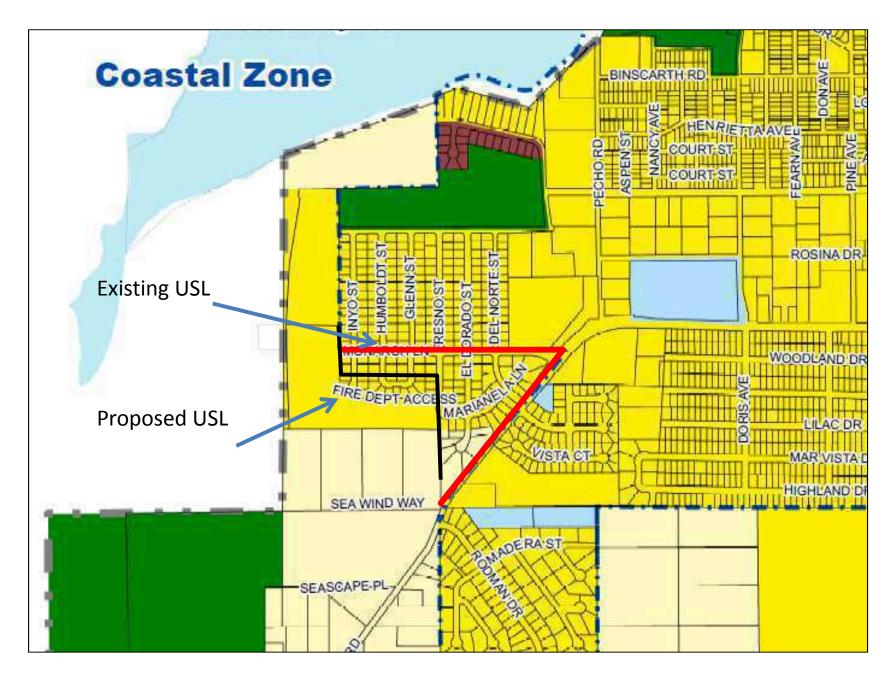
INCLUDE IN URBAN SERVICES LINE COUNTY OF SAN LUIS OBISPO GENERAL PLAN AMENDMENT

EXHIBIT C

GRAPHICS







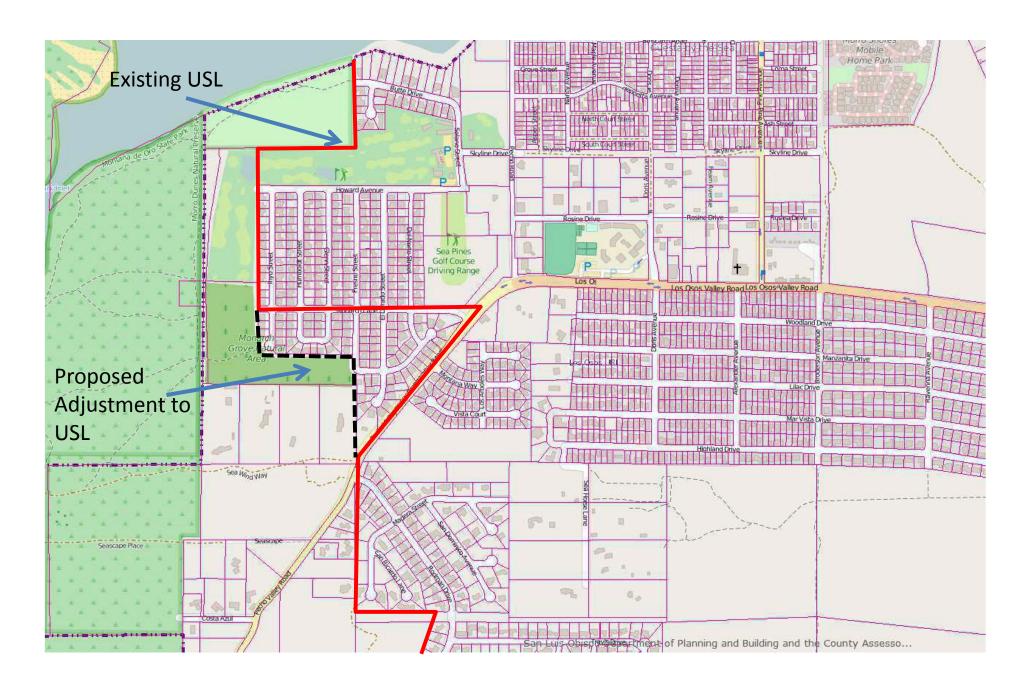


EXHIBIT D

REFERRALS



Re: General Plan Amendment / Local Coastal Plan Amendment for USL adjustment in Los Osos

Leslie Terry to: Kerry Brown 10/07/2015 04:24 PM

From: Leslie Terry/PH/COSLO

To: Kerry Brown/Planning/COSLO@Wings,

Dear Kerry,

Environmental Health says "yay"

To be specific:

Environmental health supports the General Plan Amendment as you have summarized it. In general, larger systems have several advantages including:

- financial stability due to the larger rate base
- structure which allows better compliance with the ever changing regulations
 While these are not direct public health concerns, a potentially unreliable, poorly maintained sewer, or a system with failing infrastructure could pose significant public health risks to their customers.

L



Leslie A. Terry, R.E.H.S. Environmental Health Specialist Land Use / Small Public Water Systems phone (805) 781-5551 fax (805) 781-4211

Kerry Brown

Dear Leslie, I am working on a General Plan Am...

10/02/2015 10:24:47 AM

From: Kerry Brown/Planning/COSLO
To: Leslie Terry/PH/COSLO@Wings

Date: 10/02/2015 10:24 AM

Subject: General Plan Amendment / Local Coastal Plan Amendment for USL adjustment in Los Osos

Dear Leslie.

I am working on a General Plan Amendment / Local Coastal Plan Amendment to adjust the Urban Services Line in Los Osos to include the neighborhood of Monarch Grove. Monarch Grove is a fully developed neighborhood currently served by a package sewer treatment plant. The neighborhood (HOA) wants to hook up to the County's Los Osos Wastewater Project (LOWWP). However, the Coastal Development Permit for the LOWWP does not allow properties that are outside of the USL to be served.

This Urban Services Line adjustment is included as part of the Public Review Draft of the Los Osos Community Plan. However, the Los Osos Community Plan process is anticipated to take another year to complete locally and then will be considered by the Coastal Commission. We are not sure how long it will be before adoption.

Here is the project description:

A request by the County of San Luis Obispo to amend the County's Official Maps – Part III of the Land Use Element /Local Coastal Plan (Estero Area Plan) by adjusting the Urban Services Line to include the neighborhood of Monarch Grove. This amendment would allow the Monarch



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229

email address: pwd@co.slo.ca.us



Date: October 9, 2015

To: Kerry Brown, Project Manager

From: Glenn Marshall, Development Services

Subject: Public Works Comments on LRP2014-00021, General Plan and Local Coast Plan

Amendments to Update the Urban Service Line for Monarch Grove, Los Osos

Thank you for the opportunity to provide initial comments on the subject project. For our use, the amendment should adequately address anticipated impacts associated with changes to traffic, circulation, sanitary sewer, drainage, and flood hazard.

It is our understanding that the purpose of this amendment is to allow the Monarch Grove neighborhood to be served by the Los Osos Wastewater Project. Only areas within the Urban Services Line can be served by the Los Osos Wastewater Project, as conditioned by the Coastal Commission.

- 1. Public Works supports the project. Over the past years we have had numerous meetings with the Monarch Grove Homeowners Association and they continue to express interest in connecting to the Los Osos Waste water project (LOWWP).
- 2. When completed and operational the Los Osos Wastewater project will have the capacity to serve properties within the revised Urban Service Line (Monarch Grove).
- 3. Consider including in the amendment an alternatives discussion for abandoning their existing waste treatment facility after connection to the LOWWP.

G:\Development_DEVSERV Referrals\GPA\LRP2014-00021 GPA and LCP for Monarch Grove USL, Los Osos\LRP2014-00021 MonarchGroveUSL.docx